



MARLBOROUGH PLACE

London
NW8

Asking Price
£4,950,000

Sole Agent

An immaculate three/four bedroom house (234.4 sq m/2,523 sq ft) with secure off street parking for three cars and a south facing garden with patio area. The house was designed by leading architects KSR and is really striking and contemporary with excellent entertaining space and a double volume sitting room with good natural light.

ASTON CHASE

67-71 Park Road
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enquiries@astonchase.com

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MARLBOROUGH PLACE

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Asking Price
£4,950,000
Subject To Contract

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Freehold

The house is positioned in the section of Marlborough Place between Abbey Road and Hamilton Terrace within a short distance of the amenities of both St John's Wood and Maida Vale.



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ACCOMMODATION

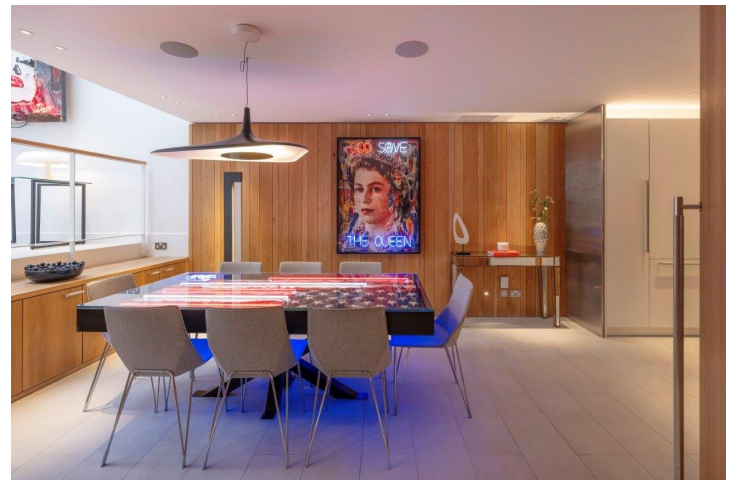
- Principle Bedroom with En-Suite Bathroom
- Two Further Bedrooms (One with En-Suite Bathroom)
- One Further Bathroom
- Drawing Room
- Fitted Kitchen Open Plan to Breakfast / Dining Area
- Double Volume Sitting Room
- Study/Bedroom Four
- Two Guest Cloakrooms

AMENITIES

- South Facing Rear Garden
- Fully Integrated Audio Visual System & CCTV Security
- Gated Off Street Parking For Three Cars
- Air Conditioning

COUNCIL TAX: H

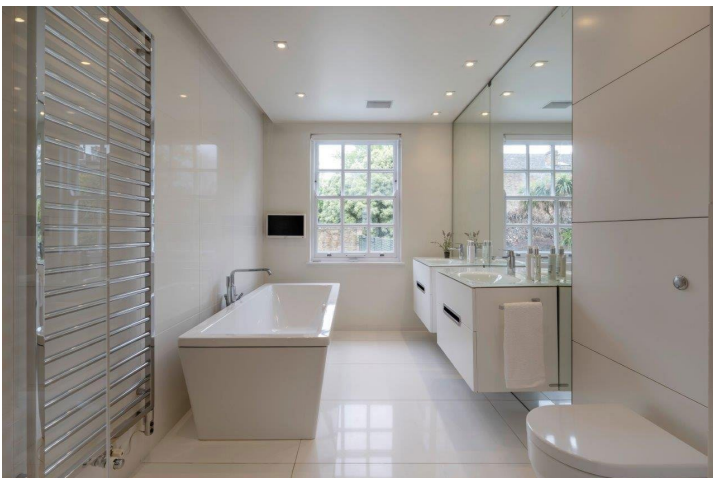
EPC RATING: D



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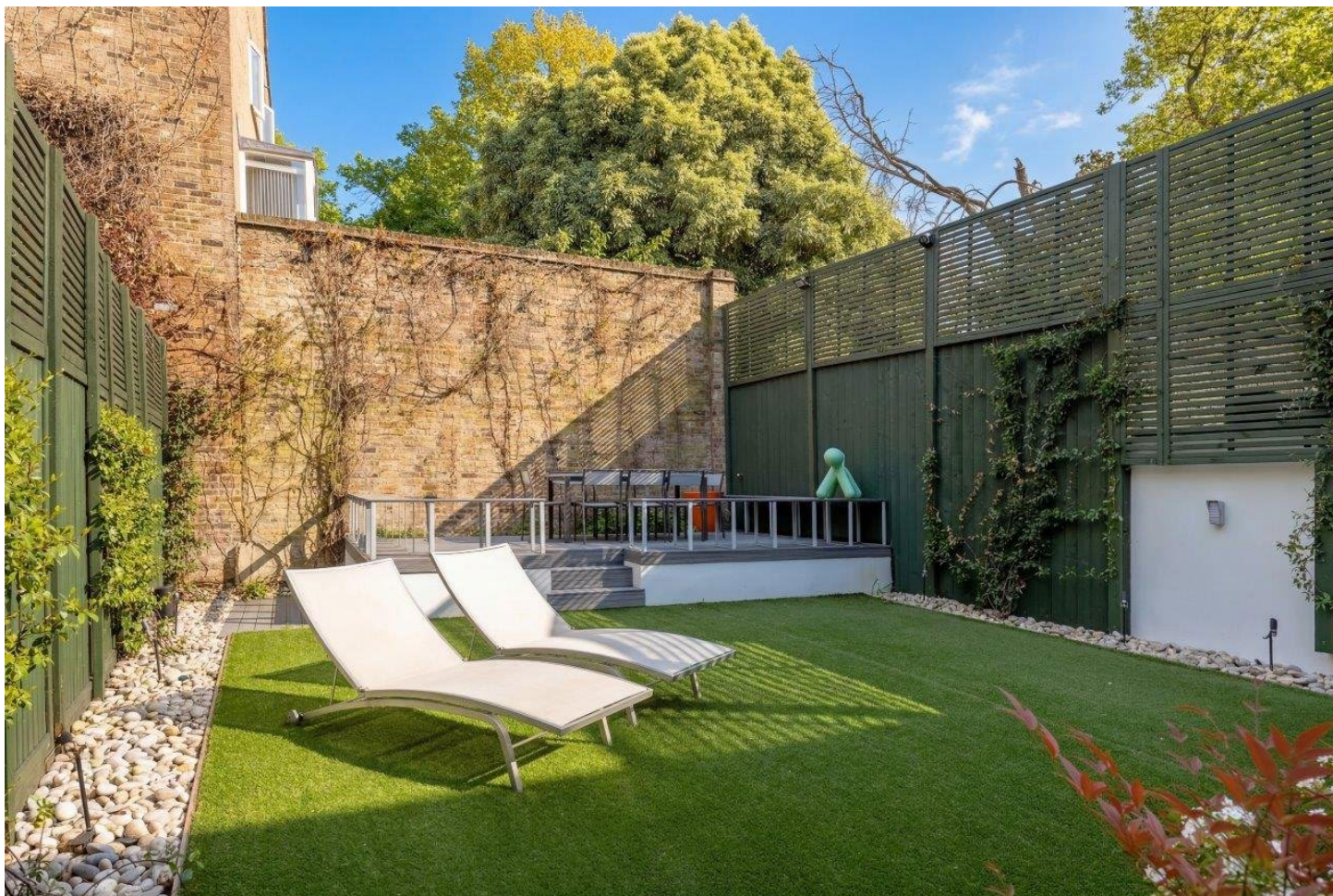
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GROSS INTERNAL AREA
234.4 sq m / 2523 sq ft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.